

Landowner Specific Narrative Summary
Judith A. Smart and William H. Smart

To date, ATXI has been unsuccessful in obtaining an easement from the Ms. Judith A. Smart. The Smarts own one parcel totaling approximately 40 acres along the Meredosia to Ipava segment of the project in Schuyler County, Illinois. The parcel at issue has been designated internally as A_ILRP_MI_SC_119_ROW. As summarized on Exhibit 2.1, as of May 2, 2014, ATXI has contacted, or attempted to contact, the Smarts or their attorney regarding acquiring an easement across her property on approximately 11 occasions, including 5 phone calls, 2 letters, and 4 emails. Ms. Smart is represented by Mr. Jordan Walker of Sever Storey.

Prior to retaining Mr. Walker, a CLS land agent met with Ms. Smart, her son Eric, and their tenant, Mr. Larry Egbert, to discuss the survey consent form and construction questionnaire as well as present the acquisition documents. The Smarts asked questions about how the easement would be located relative to the existing transmission line on the property, land value depreciation, the ability to farm in the future, and compensation for maple and oak trees as a result of the transmission line. The agent met with the Smarts again to discuss the initial offer on October 23, 2013. During this meeting, the Smarts raised additional concerns regarding compensation, stating that the transmission line would deter future buyers who had young children, it would be detrimental to timber on the property, and would be detrimental to the lucrative family hobby of seasonal mushroom harvests. Ms. Smart contacted the agent on October 29, 2013 and informed him that she knew too little about the easement to ensure her property is protected in the future. The agent sent Ms. Smart's attorney the initial offer packet via e-mail on November 4, 2013 as requested. ATXI also sent Ms. Smart's attorney an initial offer packet, including the appraisal of the property, via FedEx on January 24, 2014.

On October 29, 2013, ATXI received a letter of representation from Mr. Jordan Walker. Please see Section IX of Mr. Trelz's direct testimony (ATXI Exhibit 1.0) for a discussion of the

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negotiations with landowners represented by Mr. Walker. As discussed there, Mr. Walker has only permitted ATXI to negotiate with him with respect to one of his clients' properties, which belongs to Ms. Denise LaCroix (whose property is the subject of another eminent domain proceeding, Docket 14-0291). During negotiations with Ms. LaCroix in early February 2014, Mr. Walker informed ATXI that he was ending negotiations for all of the landowners he represents, including Ms. Smart.

Given the stalled negotiations concerning all properties represented by Mr. Walker, the parties are unlikely to reach agreement, and therefore eminent domain authority is necessary for this landowner.

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Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
Fed Ex To Jo. Dan Walker
2. Initial appointment set for 1/24/2014 ☐
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☐
4. Prepare and review Acquisition documents and maps ☐
5. Provide landowner with business card and show Ameren ID badge ☐
6. Ask the landowner they received the 14 day letter: ☐
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☐
8. Discuss routing and how it affects landowner: ☐
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☐
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☐
14. Agent Name (Print and Sign) Kerry Carlson ☐

Schuyler County, IL

Schuyler, IL

Tax ID: 0916300006



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

— Route □ Adjacent Tracts
▤ Tracts ▤ Section Boundary

0 115 230 460 690
Feet

Judith Smart

Tract No.:A_ILRP_MI_SC_119

Date: 5/8/2014

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO IPAVA
345 KV TRANSMISSION LINE

EXHIBIT 1

A 5.136 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE 4TH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO WILLIAM H. SMART AND JUDITH ANN SMART, INDIVIDUALLY AND AS HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 233495 OF THE DEED RECORDS OF SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST 1/4, FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 BEARS NORTH 81 DEGREES 48 MINUTES 26 SECONDS EAST, A DISTANCE OF 648.96 FEET;

THENCE SOUTH 81 DEGREES 48 MINUTES 26 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 169.98 FEET TO A POINT FOR CORNER;

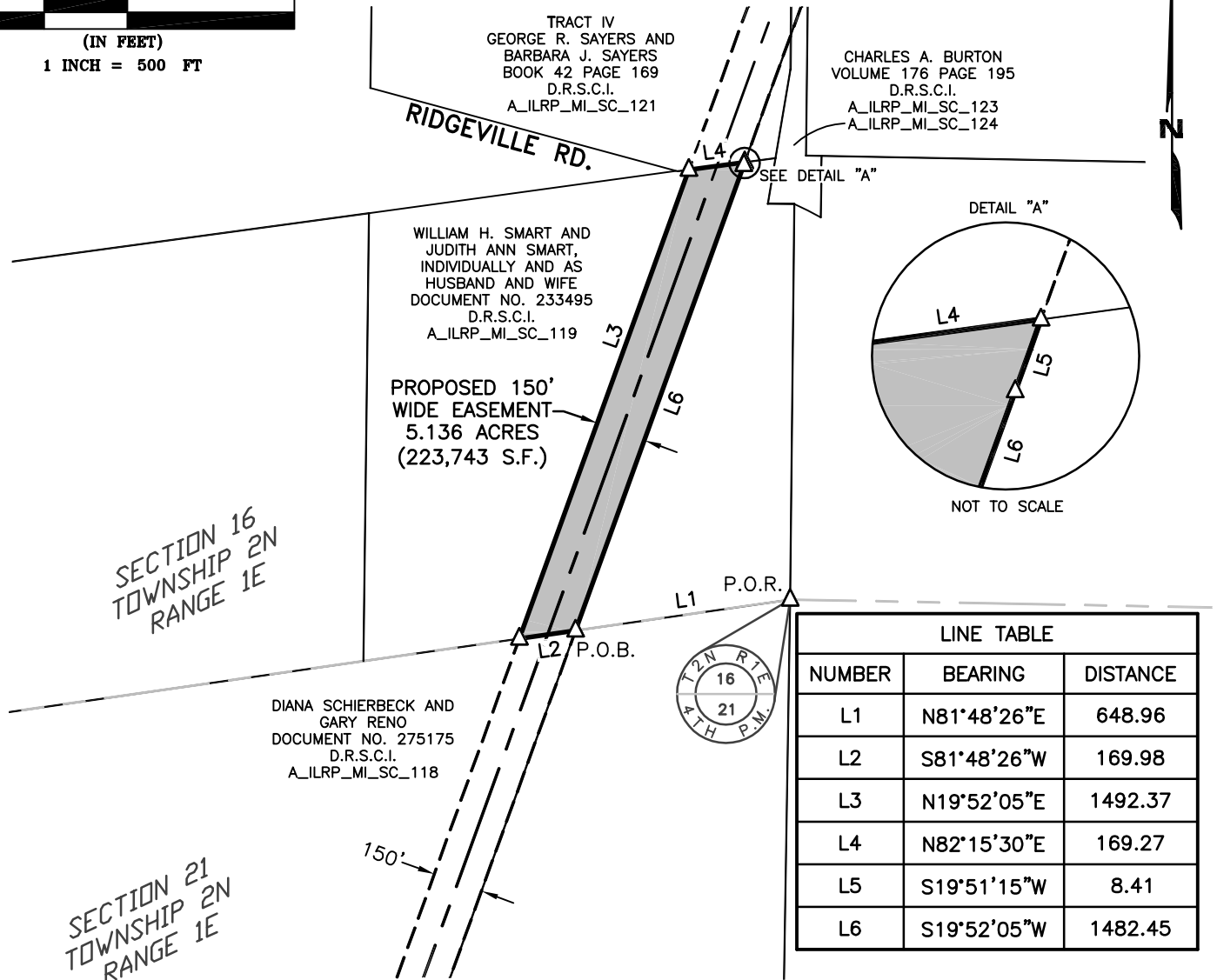
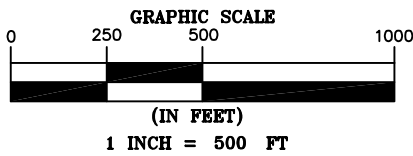
THENCE NORTH 19 DEGREES 52 MINUTES 05 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1,492.37 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTHEAST 1/4;

THENCE NORTH 82 DEGREES 15 MINUTES 30 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 169.27 FEET TO A POINT FOR CORNER;

THENCE SOUTH 19 DEGREES 51 MINUTES 15 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 8.41 FEET TO A POINT FOR CORNER;

THENCE SOUTH 19 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,482.45 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 223,743 SQUARE FEET OR 5.136 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1



| LINE TABLE | | |
|------------|-------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | N81°48'26"E | 648.96 |
| L2 | S81°48'26"W | 169.98 |
| L3 | N19°52'05"E | 1492.37 |
| L4 | N82°15'30"E | 169.27 |
| L5 | S19°51'15"W | 8.41 |
| L6 | S19°52'05"W | 1482.45 |

LEGEND

| | |
|------------|---|
| D.R.S.C.I. | DEED RECORDS SCHUYLER COUNTY, ILLINOIS |
| P.O.B. | POINT OF BEGINNING |
| P.O.R. | POINT OF REFERENCE |
| △ | CALCULATED POINT |
| --- | SECTION LINE (APPROXIMATE) |
| --- | PROPERTY LINE (APPROXIMATE) |
| --- | PROPOSED EASEMENT CENTERLINE |
| --- | PROPOSED EASEMENT |

NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

| |
|----------------------------|
| PROJECT: ILLINOIS RIVERS |
| JOB NUMBER: 32359 |
| DATE: 09/30/2013 |
| SCALE: 1"=500' |
| TRACT ID: A_ILRP_MI_SC_119 |
| DRAWN BY: LDK |



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPAVA
SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST
OF THE 4TH PRINCIPAL MERIDIAN
SCHUYLER COUNTY, ILLINOIS

A_ILRP_MI_SC_119_POE.DWG